

*Family Home with rural views to rear. Enjoying an end of cul de sac location in popular village of Bronwydd. Individually designed with split level accommodation. 4/5 Bedrooms, Parking &*



**14 Bron Y Glyn Estate, Bronwydd Arms, Carmarthen. SA33 6JB.**

**£360,000**

**R/4060**

Individually built to an excellent standard the property offers light and airy accommodation and in good decorative order throughout. Large windows give some lovely rural views to side and rear. Double glazed and oil central heating with drive and garage with additional parking to side. The property has an end of cul de sac location and looks across the lower part of Bronwydd village.

A good village community with cricket club, public house, village hall and steam railway & River Gwili. 3 miles north of the county and market town of Carmarthen with an excellent range of shops with both traditional & national retailers, cinema, eateries, leisure facilities along with schools, bus and rail stations. The A 484 continues north towards the Ceredigion coastline with the popular destinations of New Quay and Aberaeron can be found. Llansteffan beach 10 miles approx.

Council Tax Band E EPC Rating D



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## Agents Comments.

The property is of a good size and an ideal for family accommodation. Split level with some superb rural views out the back overlooking the lower Bronwydd village. The main bedroom could easily have an en suite off with the room already suited as a dressing room. Downstairs utility area the property is versatile and in good decorative order. Lovely garden area with low maintenance rockery area and summer house.

A good village life and great community within Bronwydd which offers village Hall, cricket club, public house and The Gwili Steam Railway. Close to Glangwili Hospital 2 Miles and 3 miles from Carmarthen town, town offers excellent shopping facilities, leisure centre, cinema and schools. Lovely eateries, bus and rail stations. Follow the A 484 north 27 miles and the picturesque Ceredigion coastline is found.

## Hallway

Wood oak flooring ( Engineered). Radiator and staircase. Doors to.

## Ground floor Family Bathroom

10' 7" x 7' 6" (3.23m x 2.29m) Underfloor heating, corner shower enclosure, WC, panelled bath and wash hand basin with vanity unit and eye level unit. Window to side, ceramic tiled floor, tiled walls, chrome towel radiator.



## Master Bedroom

13' 9" x 10' 0" (4.19m x 3.05m)

Double glazed window to rear with views. Radiator



## Dressing Room

4' 8" x 7' 2" (1.42m x 2.18m)

Double glazed window to front. Radiator. 5 Door wardrobe. Suitable to change to en suite ( STBR).



## Separate WC

WC, wash hand basin, double glazed window to front and



radiator.



### Lounge

14' 11" x 17' 4" (4.55m x 5.28m)

LPGas Flame effect fire with surround. Radiator. Double glazed window to rear with views overlooking garden and beyond.



### Kitchen/ Dining Room

22' 1" x 7' 8" (6.73m x 2.34m)

Range of base units with worktops over and matching wall

units. One and a half bowl sink unit. Belling free standing cooker and grill with extractor fan over. Tiled Splash backs, Integrated fridge and dishwasher. 2 double glazed windows to side with views. Radiator.



### Bedroom 2

10' 7" x 11' 7" (3.23m x 3.53m)



### Lower Ground Floor

Understairs store cupboard. Radiator and doors to

### Bedroom 3

15' 0" x 9' 8" (4.57m x 2.95m)

Double Glazed window to rear overlooking garden and beyond. Radiator.



### Bedroom 4

11' 3" x 7' 3" (3.43m x 2.21m)

Double Glazed Window to rear with views overlooking garden and beyond.



### Bedroom 5

14' 11" x 7' 8" (4.55m x 2.34m)

Double glazed window to side and radiator.



### Utility

6' 9" x 7' 7" (2.06m x 2.31m)

Base unit with worktop over and matching wall units  
.Worcester oil boiler which runs the hot water and central heating system. Side entrance door.



### Garage

Up and over door to front and rear.

### Externally

Tarmacadam drive to garage and graveled parking area to side. Low maintenance area with scattered shrubs and flowers. Lawned garden area to rear with enclosed area and a lovely Summer House and store shed. Access can be gained from the lower garden to the garage.





## Tenure and Possession

We are informed the property is of Freehold Tenure

## Council Tax

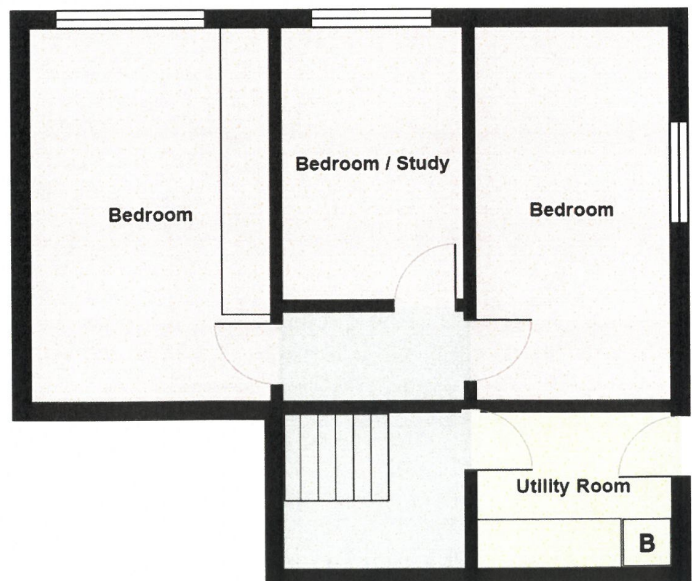
The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is : E

## Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Services

Mains water, electric and drains.





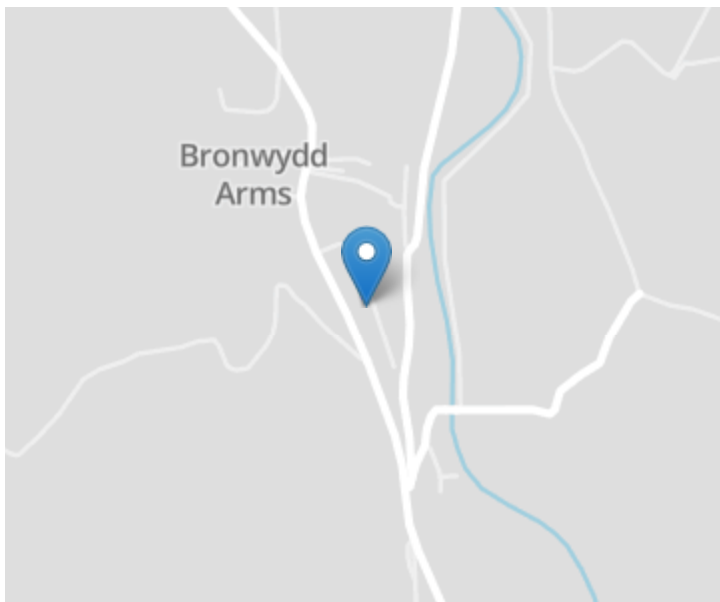
## Directions

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

Directions : From Carmarthen take the A 484 to Cynwyl Elfed. Travel through Bronwydd Road and onto Bronwydd itself. Pass the turning for lower Bronwydd and carry on for a 100 yards and turn right into Bron y Glyn. Continue to the end and the property will be found at the end of the cul de sac on the left hand side.



For further information or to arrange a viewing on this property please contact :

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